

Hearing Date: July 13, 2016  
Adopted Date: \_\_\_\_\_  
Effective Date: \_\_\_\_\_

### SECTION 3: ZONE USE REGULATIONS

#### Section 3.0 **Higher-Density Residential Development Moratorium** (effective \_\_\_\_, 2016)

##### 3.0.1 Temporary Moratorium in the CTfastrak Station Areas

- A. Intent and Purpose: There is a CTfastrak station at 160 Willard Avenue in the Newington Junction neighborhood of Newington. Newington Junction is a mixed-use neighborhood consisting of 19<sup>th</sup>-century single family homes, retail stores and restaurants, automobile services, elderly housing, condominiums and various industrial activities. CTDOT has projected CTfastrak ridership will eventually be as high as 16,000 riders per day. The demand for housing in the area around the Newington Junction station is very likely to increase.

The zoning regulations allow housing at densities ranging from 5 units per acre to 20 units per acre. To ensure appropriate residential development in the vicinity of the Newington Junction station, the Plan and Zoning Commission is developing TOD (transit-oriented development) zoning regulations for these areas. To prevent the construction of inappropriate higher-density housing before such TOD zoning regulations can be adopted, a moratorium on higher-density housing in the vicinity of the Newington Junction CTfastrak station is warranted.

A similar moratorium on higher-density residential housing was in effect for Newington Junction and for the area around the CTfastrak Cedar Street Station on Myra Cohen Way from June 17, 2015 through June 16, 2016. TOD regulations were adopted for the Cedar Street Station area effective May 2, 2016.

B. Activities Subject to this Moratorium:

1. Applications for residential development other than single-family housing within ½ mile of the CTfastrak station at 160 Willard Avenue, including but not limited to:
  - a. Senior Independent Living (Section 3.2.5)
  - b. Housing for Seniors (Section 3.7.2)
  - c. Conversion of Older Homes (Section 3.4.7)

- d. Single-Family Entry Level Housing (Section 3.7.3)
  - e. Alternate Residential Building Types (Section 3.7.1)
2. Applications for amendments to any of the above listed higher-density residential zoning regulations.

C. Effective Date and Expiration:

1. This moratorium shall take effect upon adoption by the Town Plan and Zoning Commission.
2. This moratorium shall expire 365 days from adoption.
3. If the TPZ adopts TOD zoning regulations for the area around the Newington Junction CTfastrak station before this moratorium expires, this moratorium shall expire on the effective date of such zoning regulation or amendment.
4. The TPZ reserves the right to terminate this moratorium prior to the expiration date stated in Paragraph C.2.